
A BILL FOR AN ACT

RELATING TO REAL ESTATE LICENSES.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that many jurisdictions
2 require a high school education as a basic minimum educational
3 requirement in a professional working environment. Many states
4 currently require a high school education or its equivalent as a
5 condition of licensure for real estate licensees.

6 The purpose of this Act is to require a high school
7 education or its equivalent as a condition for obtaining a
8 license as a real estate broker or real estate salesperson.

9 SECTION 2. Section 467-9.5, Hawaii Revised Statutes, is
10 amended by amending subsection (a) to read as follows:

11 "(a) No individual shall be eligible for the licensing
12 examination unless the individual ~~[is]~~:

13 (1) ~~[A]~~ Is a United States citizen, a United States
14 national, or an alien authorized to work in the United
15 States ~~[, and of the age of majority; and~~

16 ~~(2) Applying for:]~~;

17 (2) Is of the age of majority;



1 (3) Has earned a high school diploma or its equivalent;

2 and

3 (4) Is applying for:

4 (A) The real estate salesperson examination and has
5 satisfactorily completed a commission-approved
6 prelicensing course for real estate salesperson
7 candidates, which includes real estate
8 principles, or its equivalent as determined by
9 the commission; or

10 (B) The real estate broker examination and:

11 (i) Holds a current, unencumbered Hawaii real
12 estate salesperson license or a current,
13 unencumbered real estate salesperson or
14 broker license in another state or in a
15 jurisdiction recognized by the Association
16 of Real Estate License Law Officials, with
17 an equivalent real estate licensing law as
18 determined by the commission;

19 (ii) Has satisfactorily completed a commission-
20 approved prelicensing course for real estate



broker candidates, or its equivalent as
determined by the commission; and

(iii) Has experience as a full-time Hawaii-
licensed real estate salesperson associated
with a Hawaii-licensed real estate broker
for at least three years of the five-year
period immediately prior to the submission
of the experience certification application
and has practical real estate salesperson
experience, as certified by the principal
broker, principal brokers, broker in charge,
or brokers in charge, as the case may be,
during the subject period. The candidate
shall secure commission approval of the
candidate's experience certification
application prior to the date of the
examination. Subject to commission
approval, a candidate may request a
determination of equivalency for the
experience requirement based on real estate
salesperson license experience or a current,



1 unencumbered real estate broker license in
2 another state, or in a jurisdiction
3 recognized by the Association of Real Estate
4 License Law Officials, with an equivalent
5 real estate licensing law as determined by
6 the commission."

7 SECTION 3. This Act shall not apply to licensees who have
8 been duly licensed as a real estate broker or salesperson prior
9 to the effective date of this Act. This Act shall apply to
10 renewal applicants seeking their first license renewal before
11 December 31, 2020, and new applicants who are applying for
12 licensure as a real estate broker or salesperson for the first
13 time on or after the effective date of this Act.

14 SECTION 4. This Act shall take effect on July 1, 2020.



Report Title:

Real Estate Licenses; Prerequisites; High School Education or Equivalent

Description:

Requires a high school education or its equivalent as a condition for obtaining a license as a real estate broker or real estate salesperson. Effective 7/1/2020. (SD1)

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